



Gillespie Field Development Council



A Joint Powers Agreement Between the City of El Cajon and County of San Diego

Airport Administration Building ♦ 1960 Joe Crosson Drive ♦ El Cajon, California 92020-1236 ♦ (619) 956-4800

Phyllis Trombi
Chairwoman

Bob Parker
Councilman

Barry Bardack
Vice Chairman

Cliff Leary
Councilman

Ramzi Murad
Councilman

MINUTES OF August 17, 2010 DRAFT – SUBJECT TO GFDC APPROVAL September 21, 2010

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Phyllis Trombi	Peter Drinkwater
Barry Bardack	Roger Griffiths
Bob Parker	Lee Ann Lardy
Cliff Leary	Joe Ryan
	Sarah Solis

*For others present, sign-in sheet is available in the Administration Building office.

Audio of the latest GFDC meeting is available online:
<http://www.sdcounty.ca.gov/dpw/airports/gfdcagenda.html>

1. ROLL CALL

Chairwoman Trombi called the meeting to order at 6:03 p.m. Ramzi Murad was absent.

2. APPROVAL OF MINUTES

Mr. Bardack made a motion that the minutes of June 15, 2010 be approved. Mr. Parker seconded the motion, which passed unanimously.

3. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA

John Hammerstrand, Aero Bonanza Aviation, asked for specific information regarding the land that may be acquired by County Airports. Ms. Lardy stated that a presentation and map were presented at a previous GFDC meeting.

4. CHAIRWOMAN'S REPORT

Ms. Trombi informed everyone that the monthly antique display will continue on the 1st Sunday of every month only excluding weekends where Air Shows or severe rain events would displace them. Ms. Trombi reiterated the Council's dedication to the 70 acres; that GFDC is frustrated with the delays and bureaucratic red tape but that the Council appreciates the work County staff is doing to keep the ball rolling towards the eventual development of the 70 acres.

5. MEETING SCHEDULE FOR 2011

Ms. Solis shared the usual procedure for requesting the next year's GFDC meeting schedule through the City of El Cajon. She suggested that the meetings for 2011 be every other month to improve attendance and provide more robust agendas.

The Council discussed pros and cons of the suggested meeting schedule, including the option of special meeting so that no important business would be put on the backburner and then approved the suggestion.

6. SKY HARBOR HANGARS: PROPOSED NEW AVIATION LEASE

Mr. Ryan gave background information on a proposed new aviation lease for Sky Harbor Hangars. The Council asked questions about the lease and current pavement condition. Mr. Griffiths explained leaseholder responsibility and leasehold compliance.

John Hammerstand, Aero Bonanza Aviation and Sky Harbor tenant, shared his concerns with the current leaseholders and stated that he did not support the proposed new aviation lease.

MOTION – "Gillespie Field Development Council recommends the Board of Supervisors approve the proposed new aviation lease with Sky Harbor Hangars as recommended by staff."

Mr. Leary made a motion to approve. As a Sky Harbor tenant, Mr. Bardack abstained from the vote. Ms. Trombi seconded the motion which passed unanimously.

7. AIRPORT DIRECTOR UPDATE

Mr. Drinkwater stated that DPW Director, John Snyder, would retire in October and that no replacement has yet been named. He stated that John served DPW and Airports well for 12 years. Mr. Drinkwater praised Yavonka Burks for receipt of outstanding grants. He further stated that because of recent events, general aviation's image of safety has been tarnished. He stated that everybody should be making safe choices on the ground and in the air. He reminded everyone about the 20th Annual Super Safety Seminar being held at the Air & Space Museum Annex at Gillespie Field on September 11.

8. AIRPORT MANAGER UPDATE

Mr. Griffiths informed the Council that staff from the FAA's Western Pacific Region offices set up a meeting regarding the Vehicle Pedestrian Deviations (VPD) that happened last year on Gillespie Field. He stated that the FAA was not happy and further shared that in the entire Western-Pacific Region, Gillespie was one of four airports identified as having a problem lasting 2009. He stated that tenants, leaseholders and County staff all have a responsibility for safety on the field and there would be an effort for increased driver and tenant training, licensing, and on-field access. Mr. Griffiths said it is important to get the word to tenants about appropriate actions for the airport. He stated that the privilege of private vehicles driving on airport movement areas is hanging by a thread. Mr. Griffiths briefed on the new North Marshall landscaping by Airports Maintenance. He stated the landscaping would create a barrier against jet blast and prop wash once the landscaping matures. Mr. Griffiths stated that in June there were 17,150 operations and 8 total noise complaints; in July there were 18,463 operations and 4 total noise complaints. He stated that the rise in noise complaints was due to FAA jet flight checking VASI's.

9. REAL PROPERTY UPDATE

Ms. Lardy stated that the Gillespie Field Partners landscaping was complete and that only the fence and pavement are pending. She stated the new RPG lease was on hold per lessees and would likely be briefed in November. She stated that Real Property heard no response from the lease proposal prepared for 1911 John Towers and that staff was lease proposals for the ten Helf/Goldberg leases. Ms. Lardy reported that although there has been no formal written response from the FAA, Airports and Environmental Services staff participated in a conference call in which the FAA indicated it had been carefully reviewing the document as part of an in-depth final review. The FAA advised that based on findings contained in the Phase I Environmental Site Assessment and further studies that are part of the draft EIR they plan to recommend the County also complete a Phase II Environmental Site Assessment and include the results and any recommended mitigation in the EIR. Depending on the results of the Phase II Environmental Site Assessment a Phase III Environmental Site Remediation Plan may also be required. Airports and ESU will work with the FAA on scoping for the additional technical studies over the next two weeks. The timeline will have to be reevaluated. As soon as a new timeline has been developed it will be provided. Also, Airports plans to apply to the FAA for grant funding to complete the additional requested studies. She further explained that FAA said without these additional studies, the project could be up for legal challenge in the future and that this was an example of the process working. Mr. Drinkwater stated the estimated cost for the additional studies is \$300,000.

The Council stated they were extremely disappointed with the news of additional technical studies; the further delay; and questioned why it took two years for the FAA to determine the additional studies were needed. They further discussed multiple subjects related to the 70 acre project.

10. RECOMMENDATIONS BY THE COUNCIL FOR ITEMS TO BE DISCUSSED
DURING A FUTURE GILLESPIE FIELD DEVELOPMENT COUNCIL MEETING

There were no recommendations.

11. OLD BUSINESS

There was no old business.

12. NEW BUSINESS

There was no new business.

13. ADJOURN

Ms. Trombi adjourned the meeting at 7:21 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Tuesday, September 21, 2010 in City Council Chambers, 200 Civic Center Way, El Cajon.

By _____
Sarah Solis, Office Support Specialist